

Comparable Sales Report

For Property: 17-18-320-022-000

Comp Sheet Format:

Market Set: Residential

	Subject	Comp1	Comp2	Comp3
Property ID	17-18-320-022-000	17-18-313-014-000	17-18-306-016-000	17-18-317-007-000
Address	2045 N 33 ST LINCOLN	3264 CENTER ST LINCOLN	3280 MERRILL ST LINCOLN	3000 HITCHCOCK ST LINCOLN
Neighborhood	7224	7224	7224	7224
Subdivision	STPL	STPL	STPL	JUPL
DWELLING INFORMATION				
Improvement Type	1 Story	1 Story	1 Story	1 Story
Year Built	1968	1959	1977	1977
Living Area	1,179	1,008	996	960
Construction Rank	Fair	Fair	Fair	Fair
Overall Rating	Average	Average	Average	Average
Heating/Cooling Type	Heat and Air	Heat and Air	Heat and Air	Heat and Air
Total Basement Area	1,000	1,008	996	0
Min. Basement Finish	500	0	0	0
Finished Basement Area	0	900	0	0
Walkout Basement	0	0	0	0
Attached Garage	500	0	0	288
Detached Garage	0	744	336	0
Carport	0	0	0	0
Plumbing Fixtures	8	9	8	5
Fireplaces	1	0	0	0
Bedrooms excluding basement	3	3	2	3
Site Value	\$17,000	\$21,250	\$21,250	\$25,000
MARKET INFORMATION				
Sale Date		03/15/2005	09/25/2003	02/12/2004
Sale Price	\$0	\$100,000	\$99,000	\$75,000
SP/SF	\$0.00	\$99.21	\$99.40	\$78.13
Adjusted Market Value	\$0	\$97,474	\$108,674	\$99,038
Subject Market Value	\$101,035			